

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0520-00

Planning Report Date: October 1, 2018

PROPOSAL:

- **NCP Amendment** for a portion from Townhouses (15 upa max) to Townhouses (25 upa max)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

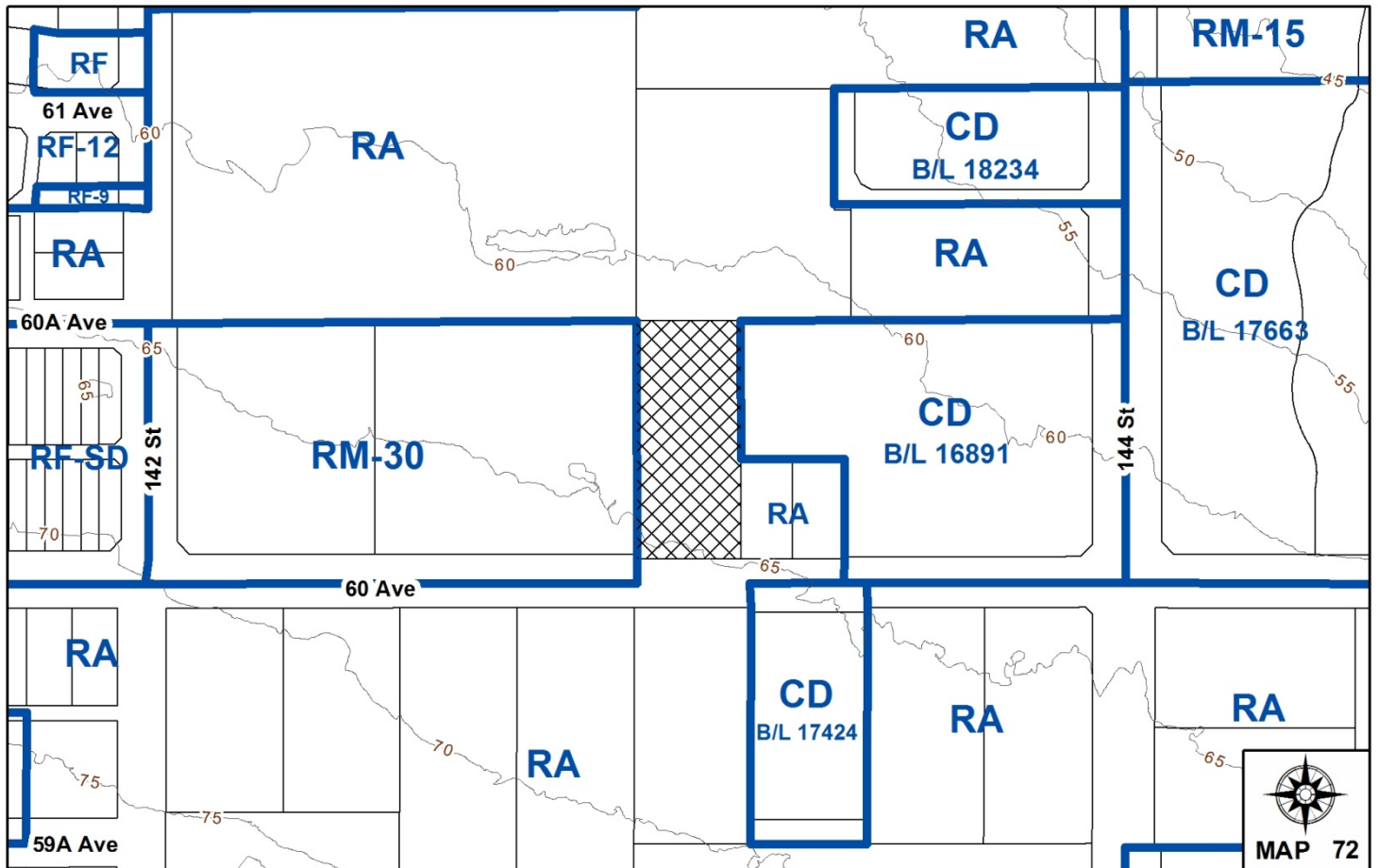
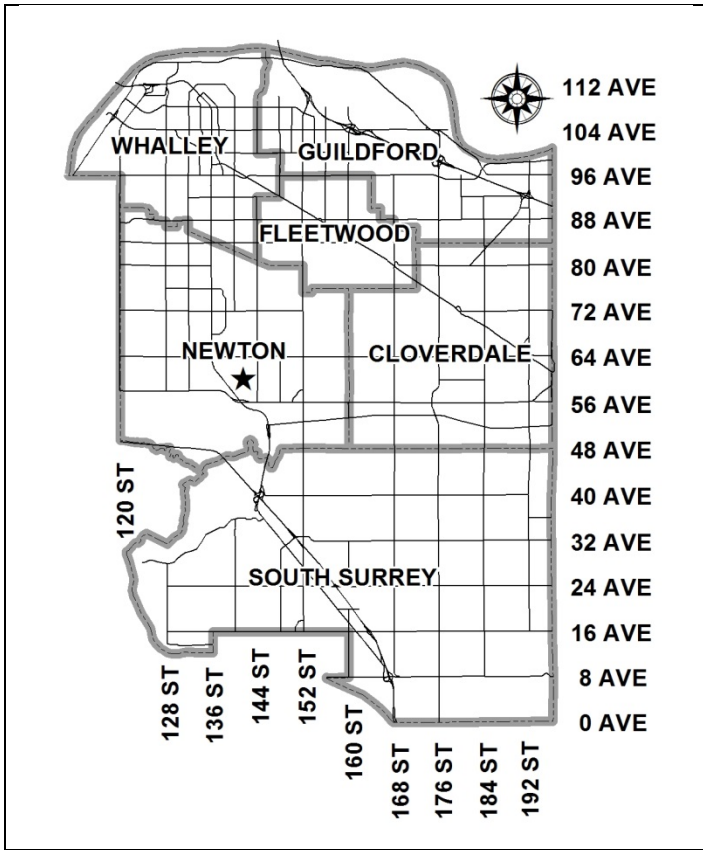
to permit 18 townhouse units.

LOCATION: 14315 - 60 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa max) and Proposed Parks and Walkways



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the South Newton Neighbourhood Concept Plan (NCP) for a portion of the site in order to allow for an increase in density from 15 upa to 25 upa.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) Designation.
- The proposed density of 23 upa is reflective of other townhouse developments in the South Newton area, including the adjacent site to the west.
- The site plan and architectural design of the project is of high quality and provides for a livable project with an outdoor amenity area for future residents and a public walkway connection to Woodward Hill Park to the north, which will be dedicated to the City at no cost.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7917-0520-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and an Arborist Report to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (i) the applicant adequately address the impact of no indoor amenity space.
5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from Townhouses (15 upa max) to Townhouses (25 upa max) when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix III.

School District: **Projected number of students from this development:**

5 students at Woodward Hill Elementary School
 2 students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2020.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Woodward Hill Park	Proposed School and Parks	RA
East:	Single family dwelling; and 53-unit townhouse development	Townhouses (15 upa max) Townhouses (20 upa max)	RA CD (By-law No. 16891)
South (Across 60 Avenue):	Single family dwelling under development application for a proposed apartment building (7918-0174-00, pre-Council)	Apartments (45 upa max)	RA
West:	55-unit townhouse development	Townhouses (30 upa max) and Proposed Parks and Walkways	RM-30

JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton Neighbourhood Concept Plan (NCP) designates the subject property as "Townhouses (15 upa max)" and "Proposed Parks & Walkways".
- The proposed amendment to "Townhouses (max 25 upa)" reflects the intent of the NCP to establish ground-oriented townhouse units and supports a variety of housing choices.
- The proposed density is generally consistent with development patterns established or approved in the area, including the adjacent RM-30 Zoned townhouse projects to the west at 14271 – 60 Avenue and 6030 – 142 Street.

DEVELOPMENT CONSIDERATIONS

Background

- The 0.42 hectare (1.04 acre) subject site is zoned "One Acre Residential Zone (RA)", designated as "Urban" in the Official Community Plan and is designated "Townhouses (15 upa max)" and "Proposed Parks and Walkways" in the South Newton NCP.
- Woodward Hill Park is located to the immediate north of the subject site, while Woodward Hill Elementary School is located to the northwest of the subject site.
- The applicant was not able to assemble 14329 and 14339 – 60 Avenue for inclusion in the subject development application. However, the applicant has prepared a concept for the development of 14329 and 14339 – 60 Avenue. The concept demonstrates that these properties have been taken into consideration during the development application review process and are not negatively impacted by the proposed development. A yield similar to that being achieved on the subject proposal can be achieved if 14329 and 14339 – 60 Avenue develop together, independent of the subject site.

Proposal

- The applicant proposes to amend a portion of the site's NCP designation from "Townhouses (15 upa max)" to "Townhouses (25 upa max)", to rezone the site from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a Development Permit in order to permit 18 townhouse units.
- The applicant is also proposing to dedicate 9.25 metres (30 ft.) along the west boundary of the site for a park/walkway connection to Woodward Hill Park, at no cost to the City, in accordance with the NCP. Under the development application to the west (7912-0202-00), 10 metres (33 ft.) along the east boundary of that site was secured as a park/walkway connection through a statutory right of way.
- The proposal comprises a total floor area of 3,700 square metres (39,826 sq.ft.), representing a net floor area ratio (FAR) of 1.12, which exceeds the maximum allowable 1.0 FAR of the RM-30 Zone. The net density is as a result of the proposed park/walkway dedication noted above, which totals approximately 890 square metres (9,580 sq.ft.). The proposed unit density

is 23 units per acre (upa) or 57 units per hectare (uph) which is less than the maximum unit density of 74 uph (30 upa) of the RM-30 Zone.

- The applicant is also proposing to eliminate the required indoor amenity space. The applicant would be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

CD By-law

- The applicant is proposing a CD Zone for the site, based on the RM-30 Zone. The table below outlines the differences between the RM-30 Zone and the proposed CD Zone:

	RM-15 Zone	Proposed CD Zone
Maximum Unit Density	75 uph (30 upa)	57 uph (23 upa)
Maximum Floor Area Ratio (FAR)	1.0	1.12
Setbacks	7.5 m (25 ft) from all property lines.	Front Yard (South): 7.0 m (22 ft.) Rear Yard (North): 4.5 m (15 ft.) Side Yard (West): 4.3 m (14 ft.) and 3.7 m (12 ft) to the bay window overhang for the second and third stories; Side Yard (East): 15.5 metres (50 ft.)
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	4,047 sq.m. (1.0 acres)

- The CD Zone proposes a higher floor area ratio (FAR) of 1.12 versus an FAR of 1.0 as in the RM-30 Zone.
- The net density is as a result of the dedication of approximately 890 square metres (9,580 sq.ft.) of the subject site to the City for a park/walkway connection to Woodward Hill Park. The FAR proposed in the subject CD Zone takes into consideration this public benefit proposed to be provided by the applicant.
- The setback along 60 Avenue brings the buildings closer to the street and allows for a better street presence.
- The setback along the west property line, adjacent to the park walkway, enhances the orientation of the units to the public walkway and provides for casual surveillance of the park space.
- The site is constrained as it is an urban infill and requires a significant amount of parkland dedication for a public walkway connection to Woodward Hill Park.

- The reduced setbacks will still accommodate appropriate yard space and landscaping treatments.
- The proposed setbacks do not negatively impact adjacent developments and they are sufficient to ensure an appropriate interface with the public street and parks walkway.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse project is comprised of 18 two-bedroom units that are contained within two (2) three-storey buildings. The units range in size from 194 square metres (2,088 sq.ft.) to 205 square metres (2,213 sq.ft.).
- The applicant has proposed a unique parking condition in which one residential parking space is provided within a single car garage within each townhouse units and the second residential parking space is provided within a surface parking area across from each townhouse unit. Four (4) visitor parking spaces are proposed in accordance with Part 5 of Surrey Zoning By-law, 1993, No. 12000. Staff have reviewed the proposed parking condition and found it to be acceptable. It should be noted that the suggested approach does not utilize a tandem parking configuration as only one space is provided internally within the garage.
- Woodward Hill Park is located directly north of the site. Unit 18 interfaces with the park as a side yard condition. This façade has been designed to incorporate generous glazing to allow for casual surveillance of the park.
- The units that front the walkway have front doors and yard spaces located adjacent to the park/walkway connection and a secondary walkway located on private property, which provides for casual surveillance. Similarly, Unit 1 along the site's southern boundary has been designed to provide a street-oriented presence with a unit entry provided adjacent to 60 Avenue.
- Exterior building cladding consists of high quality materials including cedar shingles (grey), hardie board (a variety of colours), high profile asphalt shingle roofing and white vinyl windows (Appendix II).
- Bay windows on the top 2 floors and vibrant exterior colours provide each unit with a distinct entry and unique visual identity. The variation of exterior finishes and horizontal and vertical rhythms reinforces the individuality of each unit.
- Private outdoor amenity space, in the form of a ground-level patio, is proposed for each unit for the enjoyment of owners.

AMENITY

- The Zoning By-law requires that 54 square metres (581 square feet) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.

- The applicant is proposing to provide 102 square metres (1,098 sq. ft.) of outdoor amenity space, consisting of an open grassed area, seating benches, trees, landscaping, and decorative concrete pavers.
- The applicant has indicated that they are unable to accommodate an indoor amenity building on the site due to the constraint imposed by the park/walkway dedication area. The applicant will therefore be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 32 trees are proposed to be planted within the project, including a mix of dogwood, magnolia, pear, snowbell, hemlock and red cedar trees.
- Other plantings include a variety of flowering and fruiting shrubs, grasses and ground covers that are used to soften the hard surfaces of the site and help define the transitions between private and semi-private spaces.
- Decorative pavers are proposed at the site's entrance and throughout the drive aisle and parking spaces.
- Low fences with gates are provided along the west side of each unit, along the park walkway, to define the front yard of each unit and delineate between public and private spaces.

PRE-NOTIFICATION

Pre-notification letters were sent on March 19, 2018 to 331 households within 100 metres (328 ft.) of the subject site. A development proposal sign was also installed on the subject site. To date, staff have received no responses to the proposal.

TREES

- Stuart G Goode, ISA Certified Arborist of Goode Arboriculture Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	8	7	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	1	1	0
Big Leaf Maple	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Western Red Cedar	7	2	5
Nootka Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	10	4	6
Additional Trees in the Proposed Open Space/Park Dedication	15	5	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		31	
Total Retained and Replacement Trees		37	

- The Arborist Assessment states that there are a total of 18 protected trees on the site, including Alder and Cottonwood trees. 8 existing trees, approximately 44% of the total trees on the site, are Red Alder trees. It was determined that 6 trees, plus 1 Alder tree, can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In addition to the on-site trees, there are 15 trees in the proposed open space/park dedication area. It was determined that 10 trees within the proposed open space/park dedication area can be retained as part of this development proposal.
- Geogrid cells and permeable pavers are proposed where the drive aisle overlaps with the Tree Protection Zone. There is an encroachment proposed into the Critical Root Zone of Tree #913, however the applicant is proposing to use relatively non-intrusive methods of construction under arborist supervision. A series of Comfort Letters from the project Arborist have been submitted addressing any impacts to trees and supervision by the arborist will be required during construction. Staff in Trees and Landscaping have reviewed the proposal and have found it to be acceptable.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 26 replacement trees on the site. The applicant is proposing to plant 31 replacement trees on the site, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 60 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Dogwood, Pear, Magnolia, Snowbell, Western Hemlock and Western Red Cedar.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The subject site is located within the South Newton Neighbourhood Concept Plan (NCP) area. The proposal reflects the intent of the NCP to establish ground-oriented townhouse units.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed gross density is 18 upa.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soils, natural landscaping and permeable pavement/surfaces are proposed. Approximately 890 square metres (9,580 square feet) of the subject site is proposed to be dedicated to the City at no cost for a parks pathway connection to Woodward Hill Park. 6 trees are proposed to be retained on-site and an additional 10 trees are proposed to be retained within the open space/park dedication area. 31 replacement trees are proposed to be planted on the subject site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Electric vehicle charging stations are proposed. Pedestrian-specific lighting and a direct pedestrian connection to the transit stop on the north side of 60 Avenue are proposed. 144 metres of public paths and sidewalks are proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposal incorporates Crime Prevention Through Environmental Design (CPTED) principles including lighting, access and sightlines.
6. Green Certification (F1)	<ul style="list-style-type: none"> The applicant is not seeking green building certification.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were mailed to areas residents and property owners, and a development proposal sign was installed on the subject site.

ADVISORY DESIGN PANEL

- This project was not referred to the Advisory Design Panel (ADP) for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed NCP Amendment
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Brian G. Hart & Company and C. Kavolinas & Associates Inc., respectively, dated December 13, 2017 and April, 2018.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,205 m ²
Road Widening area		83.2 m ²
Undevelopable area		890.3 m ²
Net Total		3,231.2 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		4%
Total Site Coverage		40%
SETBACKS (in metres)		
Front (South)	7.5 m	7.0 m
Rear (North)	7.5 m	4.5 m
Side #1 (West)	7.5 m	4.3 m*
Side #2 (East)	7.5 m	15.5 m
* Bay window overhangs on the second and third stories are permitted to be set back 3.7 metres (12 ft.) from the west side lot line.		
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		18
Three Bedroom +		
Total		
FLOOR AREA: Residential		3,700 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,700 m ²

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

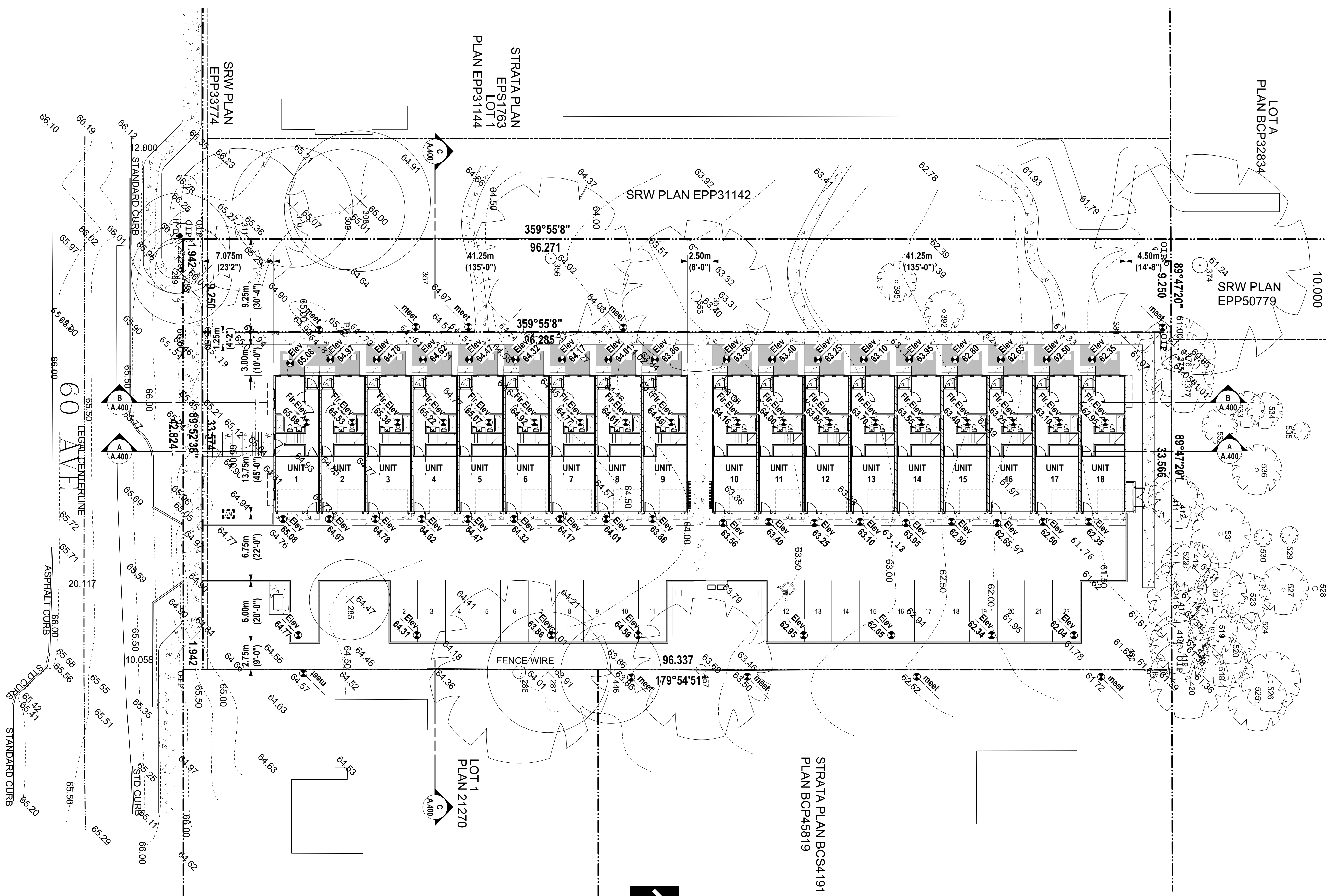
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		45 uph / 18 upa
# of units/ha /# units/acre (net)		57 uph / 23 upa
FAR (gross)		0.87
FAR (net)	1.0	1.12
AMENITY SPACE (area in square metres)		
Indoor	54 m ²	0 m ²
Outdoor	54 m ²	102 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	36	36
3-Bed		
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	40	40
Number of accessible stalls	1	1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units	50%	0
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



BRIAN G. HART & COMPANY
 ARCHITECTURE
 PLANNING
 URBAN DESIGN

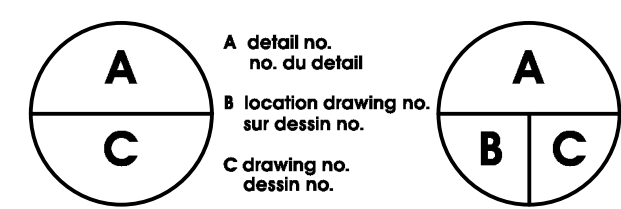
4375 West River Road, Delta,
 British Columbia, Canada V4K 1R9



3 SITE PLAN: GRADING
 A.102 Scale: 1/16" = 1'-0"

C	18-7-6	City Revisions
B	18-6-1	City Revisions
A	17-12-13	Issued for Zoning & Dev Permit

No.	Date	Revision Notes
-----	------	----------------



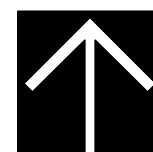
project
**Woodward Lane
 18 unit Complex
 60th Avenue
 Surrey, BC**

drawing
SITE PLAN: GRADING

designed	BH	contu
drawn	RIGOR NERPIO	dessin2
date	Feb.22/16	examen2
reviewed		
date		
approved		approuv2
date		
Tender		Soumission
project number	17.116	no. du projet
drawing no.		no. du dessin
A.102		



4 SITE PLAN : CONTEXT
A.104 Scale: 1:400



**BRIAN G. HART
& COMPANY**
ARCHITECTURE
PLANNING
URBAN DESIGN

4375 West River Road, Delta,
British Columbia, Canada V4K 1D9

C 18-7-6 City Revisions
B 18-6-1 City Revisions
A 17-12-13 Issued for Zoning & Dev Permit

No.	Date	Revision Notes
A		A detail no. no. du detail
B		B location drawing no. sur dessin no.
C		C drawing no. dessin no.

project
**Woodward Lane
18 unit Complex
60th Avenue
Surrey, BC**

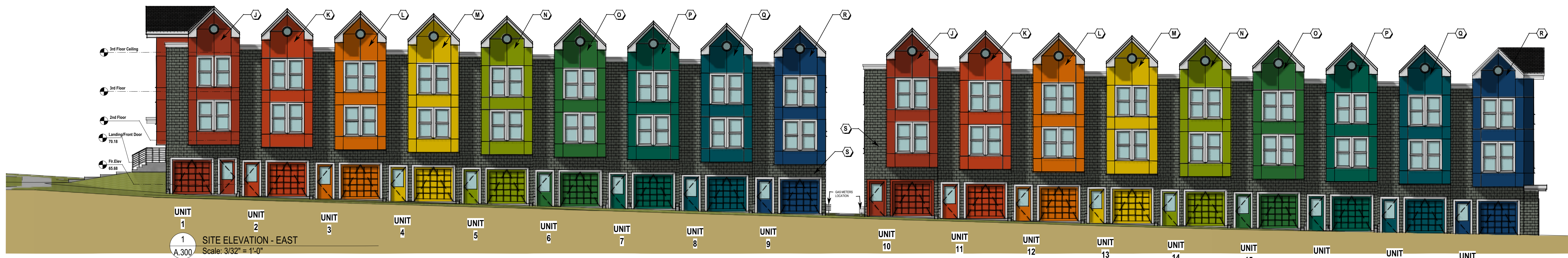
drawing
SITE PLAN: CONTEXT

designed	BH	contu
drawn	RIGOR NERPIO	dessin2
date	Feb.22/16	
reviewed		examin2
date		
approved		approuv2
date		
Tender		Soumission
project number	17.116	no. du projet
drawing no.		no. du dessin
	A.104	



**BRIAN G. HART
& COMPANY**
ARCHITECTURE
PLANNING
URBAN DESIGN

4375 West River Road, Delta,
British Columbia, Canada V4K 1D9



1 SITE ELEVATION - EAST
Scale: 3/32" = 1'-0"
A.300



2 ELEVATION - EAST UNIT 1-9
Scale: 3/16" = 1'-0"
A.300



3 ELEVATION - EAST UNIT 10-18
Scale: 3/16" = 1'-0"
A.300

- FINISH SCHEDULE**
- (A) ALUMINUM AND PLASTIC GARAGE DOOR
 - (B) ALUMINUM REGLET PAINT TO MATCH
 - (C) HARDIE PANEL SHINGLE
 - (D) GLASS BLOCKS
 - (E) PAINTED FIBRE-CEMENT BOARD
 - (F) PAINTED FIBRE-CEMENT SOFFIT
 - (G) VINYL WINDOWS
 - (H) WOOD AND ALUM. FACIA
 - (I) WOOD TRIMS
 - (J) PAINT COLOUR: Benjamin Moore - 2003-10 Million Dollar Red
 - (K) PAINT COLOUR: Benjamin Moore - 2009-10 Redstone
 - (L) PAINT COLOUR: Benjamin Moore - 2015-10 Electric Orange
 - (M) PAINT COLOUR: Benjamin Moore - 2022-10 Yellow
 - (N) PAINT COLOUR: Benjamin Moore - 2027-10 Dark Lime
 - (O) PAINT COLOUR: Benjamin Moore - 2034-20 Vine Green
 - (P) PAINT COLOUR: Benjamin Moore - 2047-20 Manor Green
 - (Q) PAINT COLOUR: Benjamin Moore - 2055-20 Pacific Ocean Blue
 - (R) PAINT COLOUR: Benjamin Moore - 2064-20 Patriot Blue
 - (S) PAINT COLOUR: Benjamin Moore - HC-163 Duxbury Gray

C	18-7-6	City Revisions
B	18-6-1	City Revisions
A	17-12-13	Issued for Zoning & Dev Permit

No.	Date	Revision Notes
(A)		A detail no. no. du detail
(B)		B location drawing no. sur dessin no.
(C)		C drawing no. dessin no.

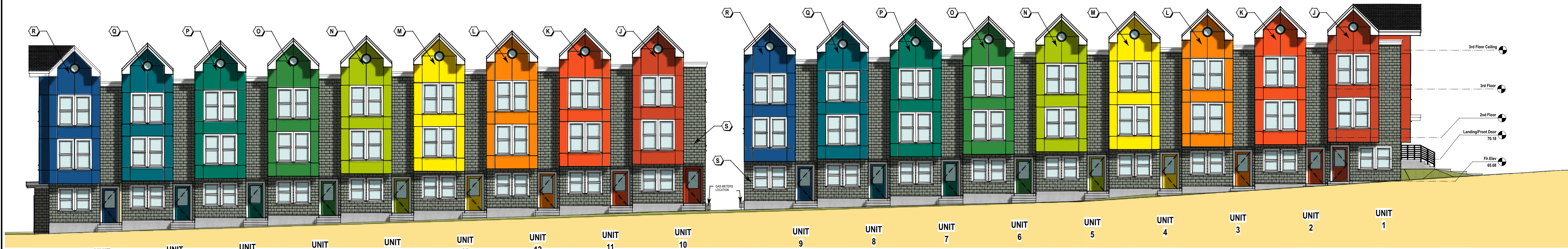
project
**Woodward Lane
18 unit Complex
60th Avenue
Surrey, BC**
drawing
ELEVATIONS: EAST
desin

designed	BH	contu
drawn	RIGOR NERPIO	desin2
date	Feb.22/16	examn2
reviewed		approuv2
date		
approved		
date		
Tender		Soumission
project number	17.116	no. du projet
drawing no.	A.300	no. du dessin



BRIAN G. HART & COMPANY
ARCHITECTURE
PLANNING
URBAN DESIGN

4375 West River Road, Delta,
British Columbia, Canada V4K 1D9



1 SITE ELEVATION - WEST
A.301 Scale: 3/32" = 1'-0"



2 ELEVATION - WEST UNIT 10-18
A.301 Scale: 3/16" = 1'-0"



3 ELEVATION - WEST UNIT 1-9
A.301 Scale: 3/16" = 1'-0"

- FINISH SCHEDULE**
- (A) ALUMINUM AND PLASTIC GARAGE DOOR
 - (B) ALUMINUM REGLET PAINT TO MATCH
 - (C) HARDIE PANEL SHINGLE
 - (D) GLASS BLOCKS
 - (E) PAINTED FIBRE-CEMENT BOARD
 - (F) PAINTED FIBRE-CEMENT SOFFIT
 - (G) VINYL WINDOWS
 - (H) WOOD AND ALLUM. FACIA
 - (I) WOOD TRIMS
 - (J) PAINT COLOUR: Benjamin Moore - 2003-10 Million Dollar Red
 - (K) PAINT COLOUR: Benjamin Moore - 2009-10 Redstone
 - (L) PAINT COLOUR: Benjamin Moore - 2015-10 Electric Orange
 - (M) PAINT COLOUR: Benjamin Moore - 2022-10 Yellow
 - (N) PAINT COLOUR: Benjamin Moore - 2027-10 Dark Lime
 - (O) PAINT COLOUR: Benjamin Moore - 2034-20 Vine Green
 - (P) PAINT COLOUR: Benjamin Moore - 2047-20 Manor Green
 - (Q) PAINT COLOUR: Benjamin Moore - 2055-20 Pacific Ocean Blue
 - (R) PAINT COLOUR: Benjamin Moore - 2064-20 Patriot Blue
 - (S) PAINT COLOUR: Benjamin Moore - HC-163 Duxbury Gray

C	18-7-6	City Revisions
B	18-6-1	City Revisions
A	17-12-13	Issued for Zoning & Dev Permit

No.	Date	Revision Notes
(A)		A detail no. no. du detail
(B)		B location drawing no. sur dessin no.
(C)		C drawing no. dessin no.

project
**Woodward Lane
18 unit Complex
60th Avenue
Surrey, BC**

drawing
ELEVATIONS: WEST

designed	BH	con1u
drawn	RIGOR NERPIO	desin2
date	Feb.22/16	examn2
reviewed		approuv2
date		
approved		
date		
Tender		Soumission
project number	17.116	no. du projet
drawing no.		no. du dessin
	A.301	



**BRIAN G. HART
& COMPANY**
ARCHITECTURE
PLANNING
URBAN DESIGN

4375 West River Road, Delta,
British Columbia, Canada V4K 1D9

C 18-7-6 City Revisions
B 18-6-1 City Revisions
A 17-12-13 Issued for Zoning & Dev Permit

No.	Date	Revision Notes
A		A detail no. no. du detail
B		B location drawing no. sur dessin no.
C		C drawing no. dessin no.

project Woodward Lane
18 unit Complex
60th Avenue
Surrey, BC

drawing ELEVATIONS:
NORTH AND SOUTH

designed	BH	con1u
drawn	RIGOR NERPIO	dessin2
date	Feb.22/16	examen2
reviewed		
date		
approved		approuv2
date		
Tender		Soumission
project number	17.116	no. du projet
drawing no.	A.302	no. du dessin



1 ELEVATION - SOUTH UNIT 1 (60th ave.)
A.302 Scale: 3/16" = 1'-0"

Landing/Front Door
70.18
Bot of step
68.18
Fir.Elev
65.68
Elev @ Grade
65.08

Sidewalk
65.88

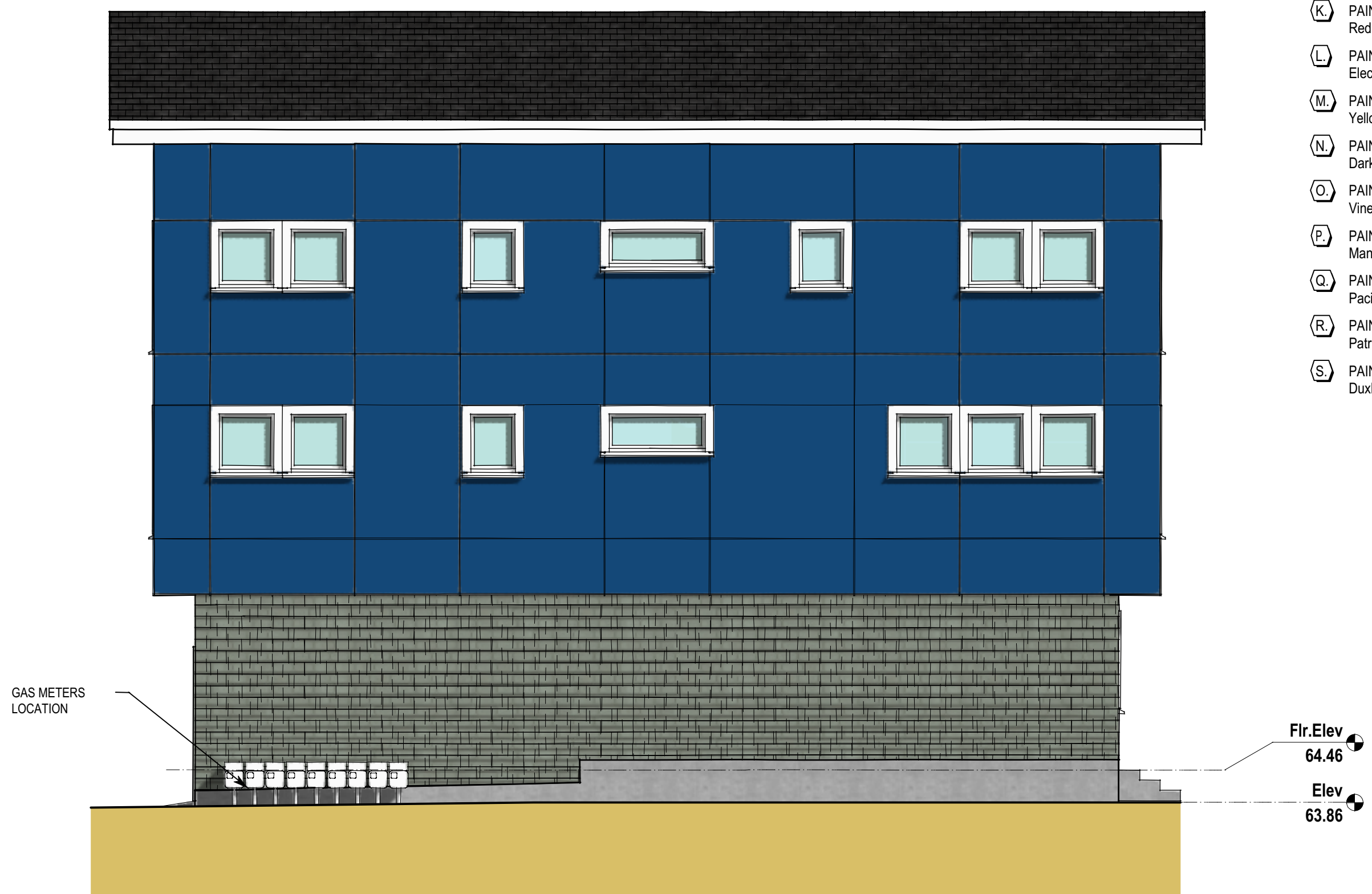


3 ELEVATION - NORTH UNIT 18
A.302 Scale: 3/16" = 1'-0"

Fir.Elev
62.95
Elev
62.35

FINISH SCHEDULE

- (A) ALUMINUM AND PLASTIC GARAGE DOOR
- (B) ALUMINUM REGLET PAINT TO MATCH
- (C) HARDIE PANEL SHINGLE
- (D) GLASS BLOCKS
- (E) PAINTED FIBRE-CEMENT BOARD
- (F) PAINTED FIBRE-CEMENT SOFFIT
- (G) VINYL WINDOWS
- (H) WOOD AND ALUM. FACIA
- (I) WOOD TRIMS
- (J) PAINT COLOUR: Benjamin Moore - 2003-10 Million Dollar Red
- (K) PAINT COLOUR: Benjamin Moore - 2009-10 Redstone
- (L) PAINT COLOUR: Benjamin Moore - 2015-10 Electric Orange
- (M) PAINT COLOUR: Benjamin Moore - 2022-10 Yellow
- (N) PAINT COLOUR: Benjamin Moore - 2027-10 Dark Lime
- (O) PAINT COLOUR: Benjamin Moore - 2034-20 Vine Green
- (P) PAINT COLOUR: Benjamin Moore - 2047-20 Manor Green
- (Q) PAINT COLOUR: Benjamin Moore - 2055-20 Pacific Ocean Blue
- (R) PAINT COLOUR: Benjamin Moore - 2064-20 Patriot Blue
- (S) PAINT COLOUR: Benjamin Moore - HC-163 Duxbury Gray



2 ELEVATION - NORTH UNIT 9
A.302 Scale: 3/16" = 1'-0"

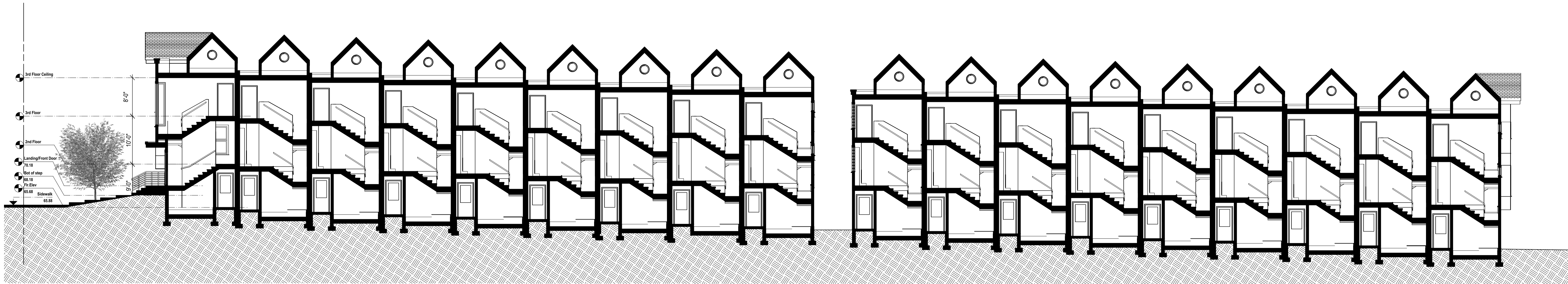
Fir.Elev
64.46
Elev
63.86



4 ELEVATION - SOUTH UNIT 10
A.302 Scale: 3/16" = 1'-0"

GAS METERS
LOCATION

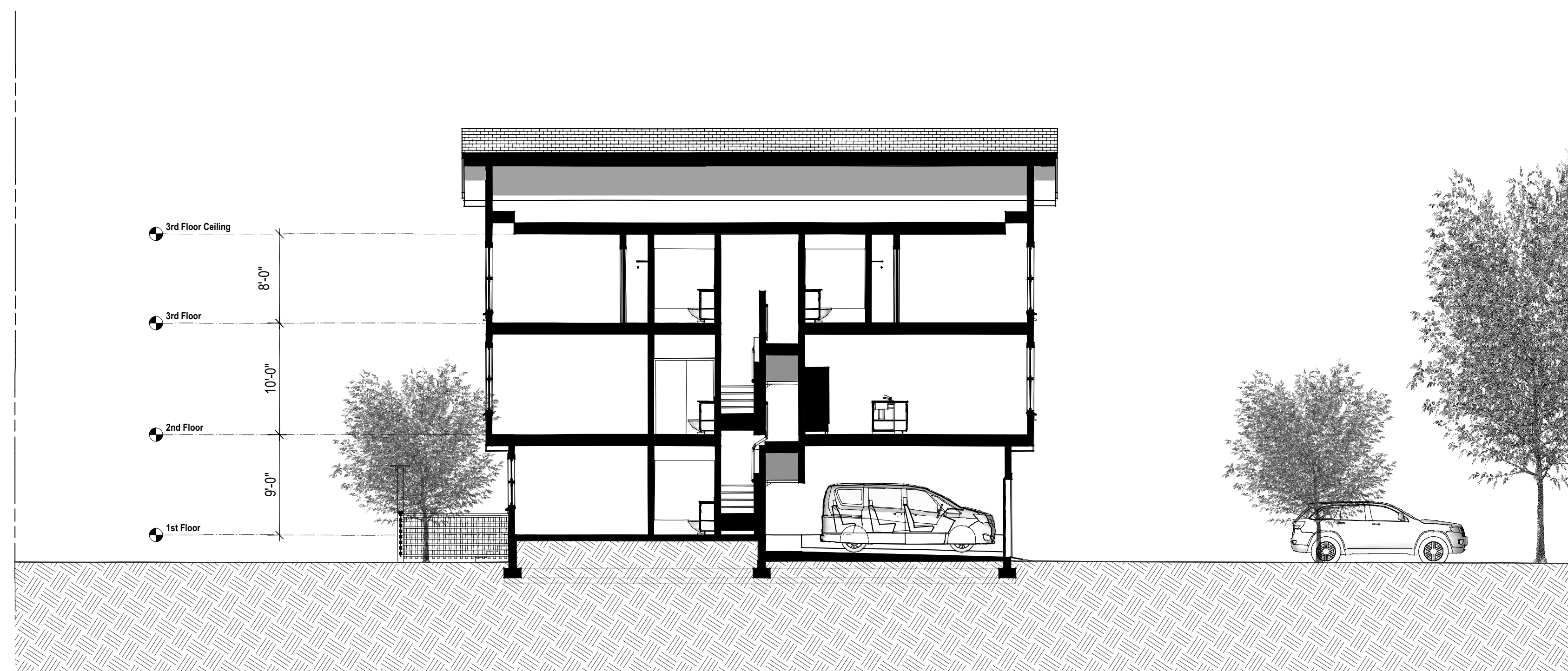
Fir.Elev
64.16
Elev
63.56



A SITE BUILDING SECTION
A.400 Scale: 3/32" = 1'-0"



B SITE BUILDING SECTION
A.400 Scale: 3/32" = 1'-0"



C SITE BUILDING SECTION
A.400 Scale: 1/8" = 1'-0"



**BRIAN G. HART
& COMPANY**
ARCHITECTURE
PLANNING
URBAN DESIGN

4375 West River Road, Delta,
British Columbia, Canada V4K 1D9

C 18-7-6 City Revisions
B 18-6-1 City Revisions
A 17-12-13 Issued for Zoning & Dev Permit

No.	Date	Revision Notes
A		A detail no. no. du detail
B		B location drawing no. sur dessin no.
C		C drawing no. dessin no.

project Woodward Lane
18 unit Complex
60th Avenue
Surrey, BC

drawing **BUILDING SECTIONS** dessin

designed	BH	con1u
drawn	RIGOR NERPIO	dessin2
date	Feb.22/16	
reviewed		exam2
date		
approved		approuv2
date		
Tender		Soumission
project number	17.116	no. du projet
drawing no.	A.400	no. du dessin



**BRIAN G. HART
& COMPANY**
ARCHITECTURE
PLANNING
URBAN DESIGN

4375 West River Road, Delta,
British Columbia, Canada V4K 1D9

- C 18-7-6 City Revisions
- B 18-6-1 City Revisions
- A 17-12-13 Issued for Zoning & Dev Permit

No.	Date	Revision Notes
A		A detail no. no. du detail
B		B location drawing no. sur dessin no.
C		C drawing no. dessin no.

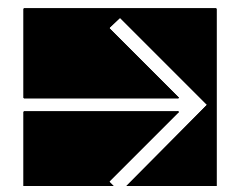
project
**Woodward Lane
18 unit Complex
60th Avenue
Surrey, BC**
project

drawing
**CONCEPTUAL
SITE PLAN**
dessin

designed	BH	contu
drawn	RIGOR NERPIO	dessin2
date	Feb.22/16	examn2
reviewed		approuv2
date		examn2
approved		approuv2
date		examn2
Tender		Soumission
project number	17.116	no. du projet
drawing no.	A.500	no. du dessin



1 SITE PLAN
A.500 Scale: 1/16" = 1'-0"





INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **July 12, 2018** PROJECT FILE: **7817-0520-00**

RE: **Engineering Requirements
Location: 14315 60 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONING***Property and Right-of-Way Requirements***

- Dedicate 1.942 m along 60 Ave towards the 24.0 m Collector Road allowance;
- Register 0.5 m statutory right-of-way along 60 Ave for inspection chambers and sidewalk maintenance; and
- Convey 10.0m wide strip of land to City Parks for the 143 St pedestrian walkway (ultimate 20.0m width).

Works and Services

- Construct north side of 60 Ave to Collector Road standard;
- Construct 7.3m wide driveway with curb extension;
- Construct water, sanitary, and storm service connections to service the proposed development; and
- Construct frontage storm drainage system on the south side of 60 Ave.

A Servicing Agreement is required prior to rezoning.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

Tommy Buchmann, P.Eng.
Development Engineer

R29



Planning

September 26, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0520 00 Revised Sept 2018

SUMMARY

The proposed 18 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2017 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	65 K + 557
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2018	38 K + 605
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

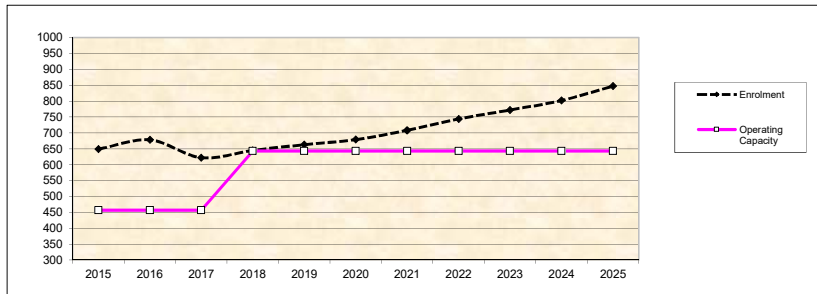
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill opened in 2010 to deal with in-catchment demand in the South Newton Area. As of August 2017, the District began construction, at this school, on a 200 capacity addition which is targeted to open September 2018. When the addition opens, the District anticipates to still have some portables remain on site. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make available more regular stream space to meet in-catchment demand.

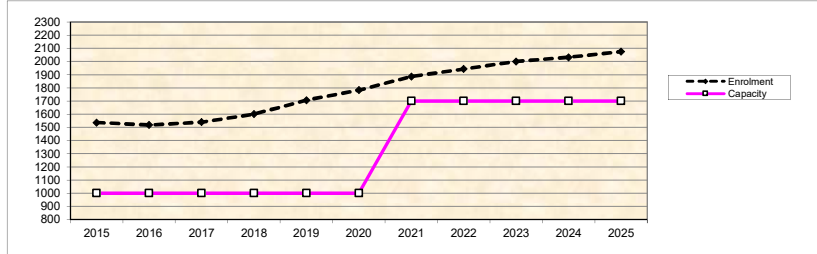
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. We are awaiting funding approval.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. Again the District's 2018/19 Capital Plan submission to Ministry of Education is requesting a new 700 capacity addition for the high school and we are awaiting funding approval.

Woodward Hill Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

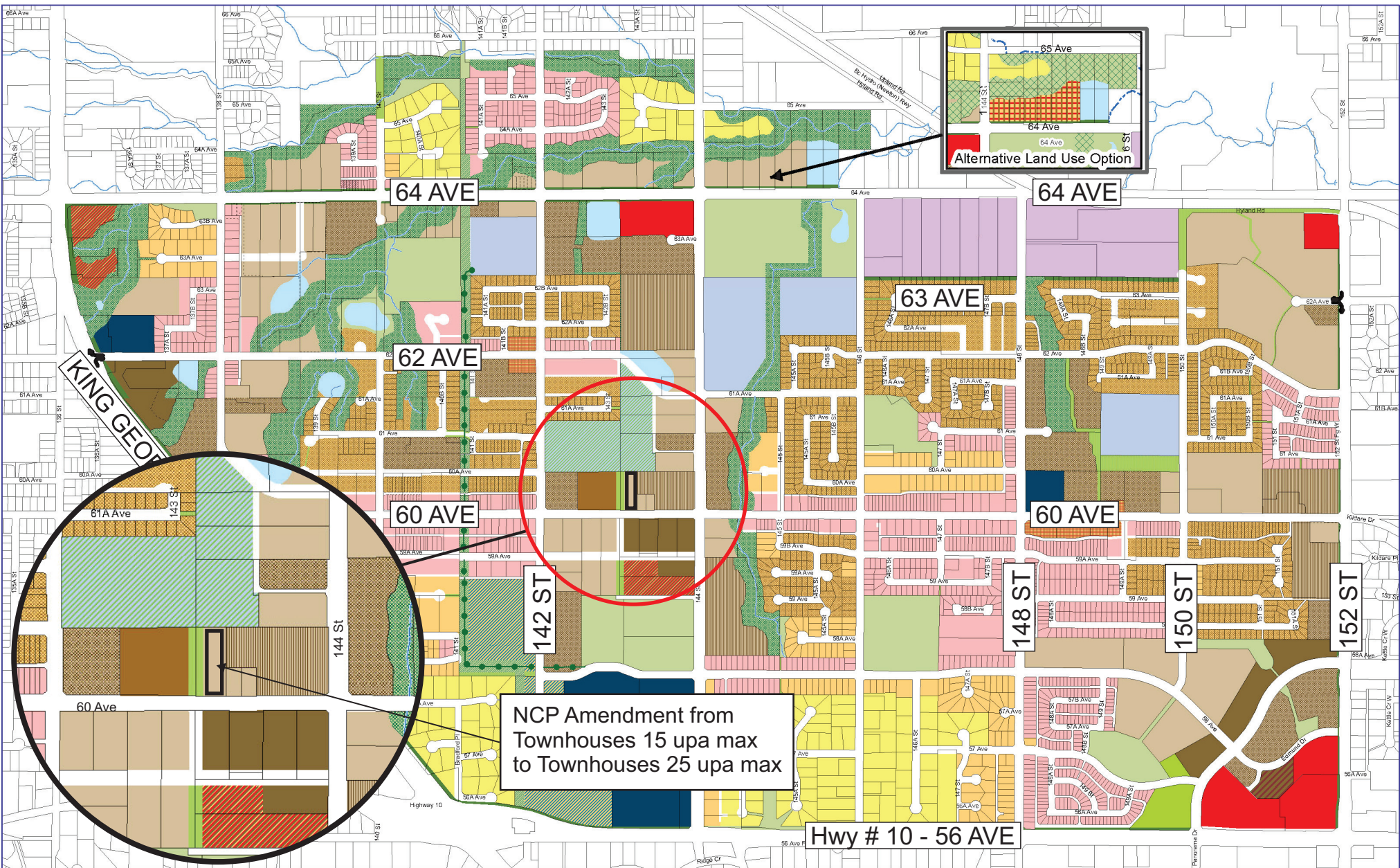
Table 2 - Tree Retention and Removal by Species Summary:

(Note: Species count exclude Off-Site trees, Park dedication and Riparian areas)

Tree Species	Existing	Remove	Retain
Red Alder <i>Alnus rubra</i>	8	7	1
<i>Deciduous Trees (excluding Alder & Cottonwood Trees)</i>			
Birch <i>Betula spp.</i>	1	1	0
Big Leaf Maple <i>Acer Macrophyllum</i>	1	1	0
<i>Coniferous Trees</i>			
Western Red Cedar <i>Thuja plicata</i>	7	2	5
Port Oxford Cedar <i>Chamaecyparis lawsoniana</i>	1	0	1
Total (excluding Alder & Cottonwood Trees)	10	4	6
Additional Trees in the proposed Dedicated Park	15	5	10
Additional Trees in the Park	14	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	31		
Total Retained and Replacement Trees (Including Alder & Cottonwood trees)	38		

Table 3 - On-site Tree Protection and Replacement Summary

On-Site Trees	Number of Trees
Protected Trees Identified - on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas.	18
Protected Trees to be Removed	11
Protected Trees to be Retained – excluding trees within proposed open space or riparian areas.	7
Total Replacement Trees Required:	15
• Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio =	7
• All other Trees Requiring 2 to Replacement Ratio =	4
Replacement Trees Proposed	31
Replacement Trees in Deficit	0
Protected Trees to be retained in proposed open space /riparian areas	10



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|-----------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Small Lots | Commercial | Proposed School and Park | Buffers |
| Apartments 45 upa max | Row Housing | Institutional | Parks | Detention Ponds |
| Townhouses 30 upa max | Single Family Residential Flex 6 to 14.5 | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 25 upa max | Single Family Residential | Industrial | Recreational | WALKWAY |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Schools | Creeks and Riparian Set-back | |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Proposed School | | |
| | Mixed Com/Res Townhouse | | | |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-979-553
 Lot 16 Section 9 Township 2 New Westminster District Plan 27313
 14315 - 60 Avenue
 (hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following use only:

- 1. *Ground-oriented multiple unit residential buildings.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or *unit density* of 2.5 *dwelling units* per hectare [1 upa]. The maximum *density* of development may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *floor area ratio* shall not exceed 1.12; and
(b) The *unit density* shall not exceed 57 *dwelling units* per hectare [23 upa].
3. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 36%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback	Front Yard (South)	Rear Yard (North)	Side Yard (West)	Side Yard (East)
Use				
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>	7.0 m. [22 ft.]	4.5 m. [15 ft.]	4.3 m.* [14 ft.]	15.5 m. [50 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

*Bay window overhangs on the second and third stories are permitted to be set back 3.7 metres (12 ft.) from the west side *lot* line.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as underground parking or as parking within the *building* envelope.
3. *Tandem parking* is not permitted.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m. hectare [1.0 acre]	30 metres [98 ft.]	95 metres [312 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.

- 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK